

KNOW ALL MEN BY THESE PRESENTS,

022801

THAT LOUIS A. RANCOURT and BEVERLY RANCOURT, husband and wife, of Waterville, County of Kennebec, and State of Maine,

In Consideration of ONE DOLLAR (\$1.00) and other valuable considerations, paid by FRANK S. WOOD and J. DAWNA WOOD, whose mailing address is 2A Morrison Avenue, Waterville, County of Kennebec and State of Maine,

the receipt whereof we do hereby acknowledge, do hereby give, grant, bargain, sell and convey, WITH WARRANTY COVENANTS, unto the said FRANK S. WOOD and J. DAWNA WOOD, as joint tenants and not as tenants in common, their heirs and assigns forever,

a certain lot or parcel of land located on the Easterly side of Morrison Avenue, so called, in Waterville, Kennebec County and said State of Maine and further bounded and described as follows, to wit:

Beginning at an iron rod located on the Easterly side of Morrison Avenue, said iron rod marking a Southwesterly corner of land now or formerly owned by George Whitten and Elizabeth Whitten as recorded in the Kennebec County Registry of Deeds in Book 2910, Page 181. Thence South fifty-nine degrees fifty-five minutes East (S 59° 55' E) along the land of said Whitten for ninety and one-tenth feet (90.1'), more or less, to a stone monument, said stone monument marking a Northwesterly corner of land now or formerly owned by Brandon H. Kulik and Jacqueline L. Kulik as recorded in the Kennebec County Registry of Deeds in Book 3579, Page 281. Thence South thirty-nine degrees fifteen minutes West (S 39° 15' W) along the land of said Kulik for one hundred thirteen and zero-tenths feet (113.0'), more or less, to a 3/4" steel pin with an identifying cap marked Thomas Wendell RLS 1266, said steel pin marking a Northeasterly corner of land now or formerly owned by Debra J. Burke as recorded in the Kennebec County Registry of Deeds in Book 3672, Page 012. Thence North sixty-three degrees fifty-seven minutes West (N 63° 57' W) along the land of said Burke for fifty-nine and one-tenths feet (59.1'), more or less, to a "PK" nail set in the pavement on the Easterly side of a private twelve foot (12') right of way. Thence North nineteen degrees fifty-two minutes East (N 19° 52' E) along the Easterly side of said right of way for one hundred seventeen and six-tenths feet (117.6'), more or less, to a "PK" nail set in the pavement on the Southerly side of Morrison Avenue. Thence South fifty-nine degrees fifty-five minutes East (S 59° 55' E) along the Southerly side of Morrison Avenue for seven and eight-tenths feet (7.8'), more or less, to the point of beginning.

TRANS
IC
PRO
CF
TM
PPC

NO TRANSFER
TAX PAID

Together with a right of way extending from Western Avenue to the above described premises, and subject to restrictions, as described in an instrument recorded in the Kennebec County Registry of Deeds in Book 1600, Page 785.

Excepting and reserving from this conveyance such rights to build, use and maintain a sewer across the above described premises granted by E. T. Foster to any and all grantees, their heirs and assigns. Further reference is made to an instrument recorded in the Kennebec County Registry of Deeds in Book 727, Page 390 from Elbridge T. Foster to the City of Waterville.

The herein described parcel of land contains eight thousand nine hundred ten square feet (8910 Sq. Ft.), more or less, and is a portion of the premises conveyed to the herein Grantors by Deed of Earl McLaughlin, dated November 12, 1971 and recorded in the Kennebec County Registry of Deeds in Book 1600, Page 787. Further reference is made to an instrument recorded in the Kennebec County Registry of Deeds in Book 1871, Page 130. Magnetic bearings and distances are from a May, 1990 survey by Rowe and Wendell.

IN WITNESS WHEREOF, we the said LOUIS A. RANCOURT and BEVERLY RANCOURT have hereunto set our hand(s) and seal(s) this 26th day of the month of September, 1990.

Signed, Sealed and Delivered
in the presence of

Celeste M. Harris
Witness (to both)

Witness

Louis A. Rancourt
LOUIS A. RANCOURT
Beverly Rancourt
BEVERLY RANCOURT

ACKNOWLEDGEMENT

STATE OF MAINE, COUNTY OF KENNEBEC, SS.

September 26, 1990

Personally appeared the above named LOUIS A. RANCOURT and BEVERLY RANCOURT and acknowledged the foregoing instrument to be their free act and deed.

Celeste M. Harris
(print name below signature)

CELESTE M. HARRIS
NOTARY PUBLIC, MAINE
MY COMMISSION EXPIRES APRIL 1, 1991

NOTARY PUBLIC



RECEIVED KENNEBEC SS.

1990 OCT 10 AM 9:00

ATTEST: Helen R. [unclear]
REGISTER OF DEEDS